



# Saxton Street

Gillingham | ME7 5EH



# Saxton Street , Gillingham, ME7 5EH

CR Real Estate are delighted to offer for sale this three-bedroom terraced family home, ideally located within Gillingham. This property is an ideal first-time buy or investment opportunity, and has fantastic potential and appeal with the spacious living accommodation offered and the locality of the area.

The ground floor of this home consists of a generously sized lounge with feature fireplace, kitchen with integrated appliances, separate utility room and bathroom; and to the first floor is the three bedrooms. Additionally, this property also benefits from a useable double cellar, and a large well maintained rear garden.

- Three Separate Bedrooms
- Double Cellar
- Close To Town Centre
- Freehold
- Spacious Family Home
- Large Rear Garden
- Medway Council Tax Band B

Offers Over £240,000





## Entrance Hall

## Living Room

14'1 x 10'5 (4.29m x 3.18m)

## Kitchen

11'11 x 10'3 (3.63m x 3.12m)

## Utility Room

6'3 x 5'9 (1.91m x 1.75m)

## Cloakroom/WC

5'9 x 2'10 (1.75m x 0.86m)

## Bathroom

5'6 x 5'5 (1.68m x 1.65m)

## Cellar

17'7 x 10'3 (5.36m x 3.12m)

## Cellar

14'11 x 10'1 (4.55m x 3.07m)

## Bedroom

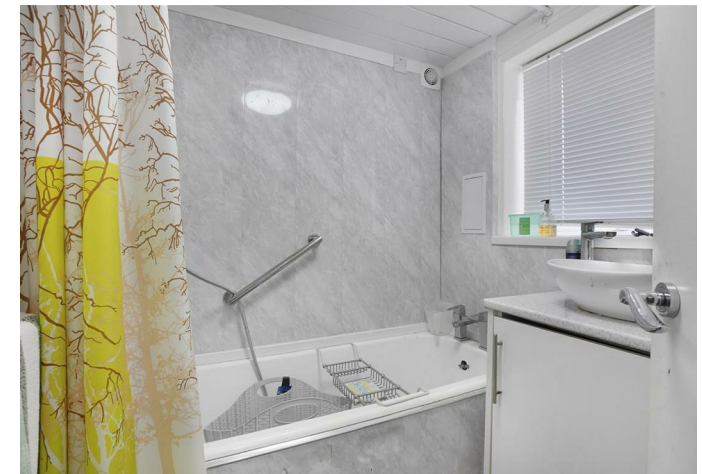
10'5 x 10'4 (3.18m x 3.15m)

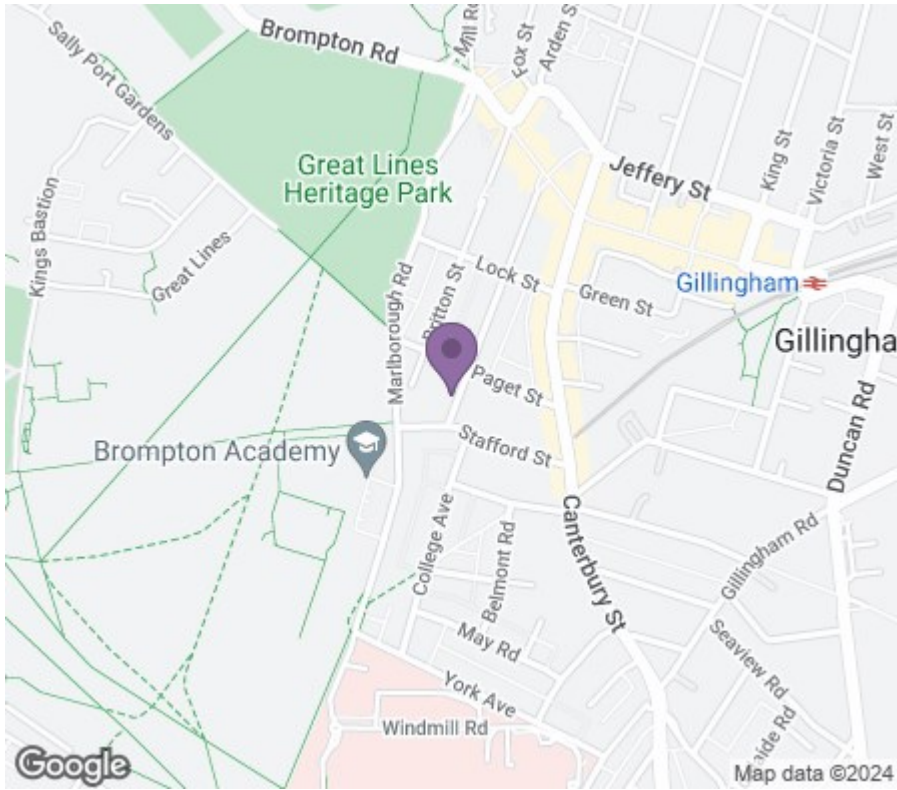
## Bedroom

11'9 x 10'6 (3.58m x 3.20m)

## Bedroom

10'6 x 6'6 (3.20m x 1.98m)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

